



Town of New Windsor

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OFFICE OF THE PLANNING BOARD

FEBRUARY 11, 2004 - WEDNESDAY — 7:30 PM
TENTATIVE AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES DATED: JANUARY 12, 2004

REGULAR ITEMS:

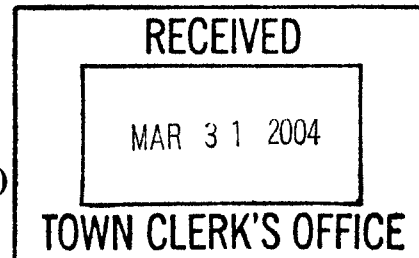
1. **RPA ASSOCIATES - PATRIOT BLUFF SITE PLAN (01-65) UNION AVE & RT. 32 (SHAW)** Proposed 106 condominium units.
2. **RPA ASSOCIATES - PATRIOT ESTATES SUBDIVISION (01-66) UNION AVE & RT. 32 (SHAW)** Proposed 31 single-family homes.
3. **MOORES HILL ESTATES SUBDIVISION (98-4) MOORES HILL ROAD (TORO)**
Proposed 13-lot residential subdivision.
4. **HUDSON VALLEY VETERINARY HOSPITAL (04-04) RT. 32 (MARTINISI)**
Proposed veterinary clinic in existing building (formerly Foti Florist) on Rt. 32
5. **MASONIC FELLOWSHIP OF NEWBURGH L L CHANGE (04-01) RT. 32 (COPPOLA)**
Existing six-lot subdivision to be reconfigured to three-lots.

CORRESPONDENCE:

6. **MEADOWBROOK ESTATES (01-42)** Request for extension of Preliminary Approval

ADJOURNMENT

(NEXT MEETING –FEBRUARY 28, 2004)



February 11, 2004

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TOWN OF NEW WINDSOR

PLANNING BOARD

FEBRUARY 11, 2004

MEMBERS PRESENT: JAMES PETRO, CHAIRMAN
JIM BRESNAN
RON LANDER
JERRY ARGENIO
THOMAS KARNAVEZOS

ALSO PRESENT: MARK EDSALL, P.E.
PLANNING BOARD ENGINEER

MICHAEL BABCOCK
BUILDING INSPECTOR

MYRA MASON
PLANNING BOARD SECRETARY

ABSENT: ANDREW KRIEGER, ESQ.
PLANNING BOARD ATTORNEY

REGULAR MEETING

MR. PETRO: I'd like to call the February 11, 2004 Town
of New Windsor Planning Board meeting to order.
Please stand for the Pledge of Allegiance.

(Whereupon, the Pledge of Allegiance was
recited.)

APPROVAL OF MINUTES DATED: JANUARY 14, 2004

MR. PETRO: Has everyone had a chance to read the
minutes dated January 12, 2004? Is there a motion to

accept them as written?

MR. ARGENIO: Make a motion we accept them as written.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded the minutes of January 12, 2004 are accepted.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

RPA ASSOCIATES - PATRIOT BLUFF SITE PLAN (01-65)

MR. PETRO: Mr. Argenio and myself will recuse ourselves from any discussion and I will turn the meeting over to Mr. Schlesinger to run the meeting.

(Whereupon, Mr. Petro and Mr. Argenio stepped down from the board for RPA Associates - Patriot Bluff and RPA Associates - Patriot Estates Subdivision)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. SHAW: Brief tonight, I don't have much of a presentation. As the Chairman mentioned, we're proposing to construct 96 units on approximately 29 acres for the Patriot Bluff condominiums and the notice referred to 106, that is what we had concept approval on and that has been reduced by ten units due to site constraints. Okay, just like to bring that out to the board.

MR. SCHLESINGER: Reduced by ten units?

MR. SHAW: Yes, so for a total of 96 units on 29 acres. The purpose of coming before the board tonight is asking the board to set a public hearing date for approval. While this project does not require preliminary approval, it's been the past practice of this board to have a public hearing and also with the next item on the agenda, that being Patriot Estates, which is a subdivision which requires a public hearing, maybe it would be appropriate to have two public hearings at the same time in the next couple weeks.

MR. SCHLESINGER: Mark, the Patriot Bluff site plan, it calls for a mandatory public hearing as well, doesn't it?

MR. EDSALL: It's not mandatory as a site plan, it's

not a special permit, but I believe the board had fully intended to have one. That decision was already made.

MR. SCHLESINGER: Nothing else that we really need to discuss?

MR. EDSALL: No, the SEQRA review is completed, as I note, it's consistent with the PUD that the planning board had previously reviewed and the Town Board had done an environmental review on, just a matter of scheduling it for a public hearing.

MR. SCHLESINGER: Is there a motion for a public hearing?

MR. LANDER: So moved.

MR. BRESNAN: Second it.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE

MR. SHAW: Thank you.

MR. SCHLESINGER: You'll just make whatever arrangements you have to with Myra and go from there.

RPA ASSOCIATES - PATRIOT ESTATES SUBDIVISION (01-66)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. SHAW: Okay, very briefly, again, this project has been before you many times. It's for the subdivision of 55 acres into 29 lots of which one lot will be for the construction of Patriot Bluff condominiums. Only 28 lots will be for residential homes, so there will be 28 new residences on this project. Again, consistent with the previous application, there was a reduction in the unit count. Last time we were before this board, the number was 31, we're now down to 28 lots. We've lost three lots for similar site constraints as with Patriot Bluff. We're here before you tonight to ask to set a public hearing date for preliminary subdivision approval which is required by your subdivision law and it would only make sense obviously to have it at the same time as the public hearing for Patriot Bluff.

MR. LANDER: Mr. Shaw, what's going to come first, the condos or the single family units?

MR. SHAW: Construction or approval?

MR. LANDER: Construction.

MR. SHAW: I would think it would be a combination of the both, a lot of the effort is going to be put into extending Epiphany Drive over the hill towards the west and once we reach this point in the road system at this that point you can break off into the Patriot Bluff condominiums and also continue on into the road system of Patriot Estates which will be ultimately dedicated to the town. I would think you have two different types of markets and this is my opinion, condominiums versus single family detached, and I would think they'd probably want to offer both at the same time to give the potential buyer a choice.

MR. LANDER: So all your roadway it's going to be constructed whether you do the single family or the condominium project?

MR. SHAW: Well, first if they choose to do the condominiums first different than what I just explained to you, they'd probably stop the road system here or if this board felt it was appropriate, extend the road system and tie it into Park Hill Drive to have two means of access, if that would really be your choice.

MR. LANDER: I think that would be the way to go. Now, also there's a piece of property behind this we were wondering if you can leave a 50 foot right-of-way to get to that?

MR. SHAW: What property is that?

MR. LANDER: I don't know if it's Shedden here, it's 100 acres, it's the only way to get to it.

MR. SHAW: It's 100 acres, no, I don't think Shedden is that big.

MR. LANDER: Then it's the other one.

MR. SHAW: It may be Shedden, but maybe you have the wrong acreage because what you have along that side is the Cantonment area, then you have a parcel of land which is Orange Temple Development and that I got an approval from this board years back, preliminary subdivision approval, only 18 lots, so that's not it and I know the Shedden piece is not 100 acres.

MR. LANDER: Okay, I could be wrong on the acreage, but it's a big piece back there and from what I understand, the only way to get to it is from here, but we can cross that bridge when we come to it, as long as this road would tie into Park Hill Drive. Reason for that

is mainly for emergency access?

MR. SHAW: Solely for that.

MR. LANDER: Fire department wants it, police department wants it, the ambulance corps wants it.

MR. SHAW: You have a considerable number of homes in there to only have one way in.

MR. LANDER: Absolutely.

MR. SCHLESINGER: Mark, Mr. Shaw said that if they started on the condominium phase first that they would presumably make access on as he has described here Road B into Park Hill Drive, is that something that should be requested in black and white or is that just something that we should put a little light on?

MR. EDSALL: I think it would make sense to define that before you give final approval to see if you want a temporary cul-de-sac or cross connection. Greg's correct if in fact as has been decided because of emergency services the cross connection should be made, it would make sense to not have a temporary cul-de-sac but make the connection and build from there.

MR. SCHLESINGER: That's something we decide?

MR. EDSALL: You could decide that and we can have a note added requiring it so it's the chicken or the egg, whatever one goes in first but no matter what, the road has to be extended and cross connected.

MR. SHAW: Yes, makes good planning.

MR. SCHLESINGER: Anything else to review?

MR. EDSALL: No, for the record on this one this public hearing is mandatory.

MR. SCHLESINGER: Right, okay. Do we have a motion for a public hearing?

MR. LANDER: So moved.

MR. BRESNAN: Second it.

MR. SCHLESINGER: Roll call.

ROLL CALL

MR. LANDER AYE

MR. BRESNAN AYE

MR. KARNAVEZOS AYE

MR. SCHLESINGER: So you're all set again.

MR. SHAW: Thank you so much.

MOORES HILL ESTATES SUBDIVISION (98-4)

(Whereupon, Mr. Petro and Mr. Argenio returned to the board for the remainder of the agenda items.)

Mr. Larry Toro appeared before the board for this proposal.

MR. PETRO: Proposed 13 lot residential subdivision. Just let the minutes reflect that Mr. Argenio and myself came back in after the first two are over. This proposal involves subdivision of 22.2 acre parcel into 13 single family lots. This project has been before the board for several years. The approval has been delayed due to outside agency approvals. The application was last before the board on 12 November, 2003 meeting, with the only outstanding item being the approval from the highway superintendent and I assume that we have that now? Approved highway 1/21/2004 and this is approved.

MR. LANDER: What agencies were holding us up?

MR. PETRO: Just through Mark's comments here, it doesn't say really, do you know, Mark, what was holding this up?

MR. EDSALL: Last was Army Corps.

MR. TORO: Yes, well, actually, main thrust was the Parks Department.

MR. EDSALL: Originally, it was Army Corps, then Historic Preservation and the Highway Superintendent had an issue that got resolved and I think now you're all done.

MR. TORO: I believe so.

MR. PETRO: Mark, you're going to review this one more

time?

MR. EDSALL: I just want to look at the final set of plans since it's been so long, just a matter of cross checking, make sure nothing's missing.

MR. PETRO: Lead agency taken, negative dec, public hearing, preliminary approval on 7/10/02, that's the original, Town Board approval of the PI bond on 11/5/03, so you have really moved right along. Thirteen lots, correct?

MR. TORO: That's correct.

MR. PETRO: Did you want to say anything?

MR. TORO: No, I mean, this application has taken up enough of this board's time over the years.

MR. PETRO: We'll give it final approval and then you're going to review it just one more time before we sign?

MR. EDSALL: Subject to fees and all the offers of dedication to myself and the Town attorney.

MR. PETRO: You do you understand that, right?

MR. TORO: Right.

MR. PETRO: Motion for final approval for Moores Hill Estates.

MR. LANDER: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Moores Hill Estates major subdivision on Moores Hill

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Road. Is there any further discussion from the board members? If not, roll call, subject to what Mark just said.

MR. TORO: Yes.

MR. PETRO: Roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

HUDSON VALLEY VETERINARY HOSPITAL (04-04)

Dr. Venera Martinisi appeared before the board for this proposal.

MR. PETRO: Proposed veterinary clinic in the existing building formally Foti Florist on Route 32.

MR. SCHLESINGER: No, isn't Foti Florist south of 94?

MR. PETRO: No, this is, I think there's two pieces of the family there, this was the big one down by Jerry's building. Do we have plans? Give us a brief explanation of what you want to do.

DR. MARTINISI: I've been located right in the New Windsor shopping mall for almost 19 years and I want to move around the corner to a piece of property that's been owned by my family for almost 30 years.

MR. PETRO: You're a Foti?

DR. MARTINISI: Martinisi, always Martinisi.

MR. LANDER: Are you Sam's daughter?

DR. MARTINISI: No, I'm his niece.

MR. PETRO: I just want to get an idea of why you're here.

MR. LANDER: What do you plan on doing? Are you going to have kennels outside?

DR. MARTINISI: No, no boarding, nothing, the outside won't even change, other than making it nicer.

MR. SCHLESINGER: Ten parking spaces?

DR. MARTINISI: I think there's 16.

MR. SCHLESINGER: Okay.

MR. PETRO: Sixteen spaces including one handicapped space is on the plan. Should be noted that the boarding of animals is not permitted as part of the use. You understand that?

DR. MARTINISI: Right.

MR. PETRO: Everything else, Mark, fits in the zoning?

MR. EDSALL: Yes, it does. You do have a special permit for this for the caretaker apartment so--

MR. PETRO: Mandatory public hearing?

MR. EDSALL: Right.

MR. PETRO: Bulk information shown on the plan is correct for the zone and use group. The provided values for lot width and rear yard should be corrected. Who drew these? Okay, Mr. Cuomo, I would suggest that you give him a copy of Mark's comments and hand them to Mr. Cuomo so he can correct those. It's not a big deal, he can just correct what's on the plan. Values should be provided for the frontage, just bring him a copy. Mark, you just gave it to her?

MR. EDSALL: Yes.

MR. PETRO: So you're all set. Follow everything on there.

MR. SCHLESINGER: I have a question. I wonder about this when it comes to veterinary, I'm sure it's not in the ordinances or anything, but do you make any sort of accommodations for the dogs before they come into the office to do what they do outside in an area where it can be cleaned up?

DR. MARTINISI: Yeah, definitely, it's going to be a little bit of a lawn area and a fire hydrant maybe.

MR. SCHLESINGER: Do you think a lawn or a gravel area?

DR. MARTINISI: Well, with a gravel area you wouldn't be able to pick up as well, you'd be--

MR. SCHLESINGER: I used to raise dogs and it's a personal thing, I was always taught gravel was easier to pick up than grass.

DR. MARTINISI: I would think that the lawn would be easier to do. Some dogs won't defecate or urinate on gravel.

MR. PETRO: He has this at his restaurant too, that's why he's picking up on it.

MR. LANDER: Most of the parking is in the rear of the building.

MR. ARGENIO: I'd like to make a motion that we take lead agency for this application.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the SEQRA process for the Hudson Valley Veterinary Hospital. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE

MR. PETRO

AYE

MR. PETRO: You're not changing the curb cut at all, not doing anything there, correct?

DR. MARTINISI: Right.

MR. ARGENIO: Any work, I don't think there's any work in the right-of-way.

MR. LANDER: Well, he does have curbs shown on the plan out to the state right-of-way, there's existing curbs there but I don't think--

MR. PETRO: Not in that configuration.

MR. LANDER: No?

MR. EDSALL: I'm not sure, the plan's really not clear as to what portion is getting new curbs. I don't believe they have any curbs around the whole back so just the plan's got to be cleaned up.

MR. ARGENIO: That whole issue needs to be clarified.

MR. EDSALL: I'm recommending on the comments that the curb I believe as per normal procedure we try to get the front and up to the side with curbs to keep it tight but the back portion I see absolutely no need for it.

MR. PETRO: It's very expensive to put curbs, so instruct your engineer that if it's not being required and you don't want them there, I'd remove them from the plan. But what Ronny's talking about is in the front we need to find out if that configuration is already into your property like that and you're not going into the state right-of-way, otherwise, you will need a work permit. So I guess how do--do you want to handle that, do a site visit?

MR. EDSALL: Well, I think Paul needs to show what's existing and what's proposed to make it clear.

MR. LANDER: The only thing that I see there is that it would keep the members from the pool place from parking in your parking lot and I don't know how close, they've got 26 feet from the corner of the building out, that other building is fairly close to that, okay, so I don't know how the pool guy's going to get to the back of his property but that's his problem.

DR. MARTINISI: Well, they share that driveway.

MR. LANDER: Is that a right-of-way?

DR. MARTINISI: I guess it's a right-of-way. My uncle originally owned the pool place, he owned both of them, so they must of worked things out.

MR. LANDER: Because the property lines shown are right with the curb line, the only reason I'm bringing that up is because people from here would be parking in your parking lot, I'm sure if it was curbed, it wouldn't happen but--

MR. PETRO: Are you here tonight and just more curious I see Mr. Cuomo is not here, he couldn't make it?

DR. MARTINISI: He's ill.

MR. PETRO: It's important for you to take down all the comments and address them, otherwise when you come next time, we're going to go over it again.

MR. LANDER: Give him a copy of Mark's comments.

MR. PETRO: We're also asking for some other things. That would help though. The lighting, the plan does not show any lighting for any of the site at all, no

storm water collection improvements are indicated. Mike, just out of curiosity, have you gone over with her such as ADA and all those things with the building? This is a whole other step after here. I'm just curious if you know what you're getting into.

MR. BABCOCK: They're showing a ramp, I haven't gone over with her, I'm not sure whether Mr. Cuomo has or not but that will be the next step, they're showing the ramp in front of the building.

MR. LANDER: Does she have to change the bathrooms in there also?

MR. BABCOCK: I wouldn't know that tonight, I'd have to check to see what type of change of use it is and how much of a change of use it would be.

MR. PETRO: I'm just saying there's another step which is the building department which could be, I don't want to say harder than this, but it will be, could be somewhat complicated and expensive.

DR. MARTINISI: Well, we designed a large handicapped bathroom, there's not one there now.

MR. PETRO: So you're aware there might be some changes in the building. What's the square footage, is it over 5,000 feet?

MR. EDSALL: Plan says 2,500.

MR. PETRO: Each or total?

MR. EDSALL: Total 2,500.

MR. PETRO: What we'll do is I would like to see the plan more complete, we can set you up for a public hearing because it's mandatory because of the caretaker apartment which is a special use permit by this board,

so you have to have a public hearing, it's not something--

DR. MARTINISI: The apartment has been there for 25 years.

MR. PETRO: The building has also been empty.

DR. MARTINISI: It's not empty, my family is still living there.

MR. PETRO: Mike, she's saying that the apartment is existing, it's been there for 25 years and they never moved out of it.

DR. MARTINISI: They're still there now.

MR. PETRO: So it--

MR. EDSALL: If you can verify and Mike can have the assessor's office verify it, you can just determine that's pre-existing, we'll just acknowledge it as being an existing.

MR. PETRO: I can tell you I think it's a good idea that you have a public hearing for the use of the property, you're putting in a veterinarian school where the florist was, it's a pretty good change of use and I don't see any problem. I'm just saying it's better for you to tell your neighbors what you're doing, they can come in and say the drainage is going on my lawn, we can put a swale, don't put the light in my bedroom. After that, you never have a problem. If you don't do it, you get 15 phone calls, we get 'em, let's have a public hearing, go over it, it may not be for a special use permit, Mike will determine that, sounds like you have a pre-existing use, should not be a problem. But let's schedule, you have to come back anyway, probably maybe twice, depending how complete the plan is next time because the plan has a lot of work to be done, I

think.

DR. MARTINISI: Well, we have the curb issue and lighting issue.

MR. PETRO: Drainage and whatever other comments are here by Mark. There was one issue on the bulk information is incorrect, that's minor, you can do that in the office, but let's go over landscaping. Any of the members want to discuss any type of landscaping? They're showing some shrubbery, a lot of it is pre-existing, you don't have--

MR. LANDER: Flag pole would be nice.

MR. PETRO: And Andy's going to say with the flag but he's not here. That I will tell you you should give some serious thought to what Ronny said before, the pool place being so close to the line, you may want curbing there so you may not want it.

MR. SCHLESINGER: If not curbing, landscaping.

MR. PETRO: I'm talking about the flow of traffic back and forth, give that some serious thought, talk to your engineer and discuss it and come up with you or your family or whoever's going to be there and give that some serious thought.

MR. EDSALL: I think what we usually try to do because in the front we're dealing with handicapped ramps, the defined parking that's used for handicapped and also just to keep the front area to keep the edges clean and it's an appearance issue. Generally tell most applicants we want curbing from the building line forward at least or at least from the side, we have pretty much held that as a standard. So I think we should not give them a bad read on what they have to do, the front you need curbs, I think the back is where I don't see any sense for it.

MR. PETRO: All the spots are in the back and way in the back there it's frankly I think it would be not a good use of your money but Mark is correct from the building forward there should be curbs.

DR. MARTINISI: Now, the curbs that are there, I mean, that's not sufficient?

MR. EDSALL: I don't know where they are.

DR. MARTINISI: So we have to really define that.

MR. PETRO: Your engineer should be showing existing curbs to be, he's not doing that, he's not showing us any of that. Paving maybe he should show us existing paving and to be paved, I don't think the entire parking lot needs to be paved, whatever's required parking needs to be paved, so he's not showing that here, he's not saying paved.

MR. LANDER: It's all going to be sheet flow from, all comes down towards the pool place and in the back naturally it comes down towards the pool place and heads towards the property.

MR. PETRO: As I remember, a lot of it is paved.

DR. MARTINISI: It is paved, but it's in disrepair so it really has to be redone.

MR. ARGENIO: Generally, Mrs. Martinisi, the plan needs more detail, it's not--

MR. PETRO: I'd like to see you come back with a more complete plan, then schedule a public hearing. We have a meeting every two weeks, so you've got, you can do quite a bit to this plan in two weeks, come back and we'll schedule a public hearing at this time. All right?

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DR. MARTINISI: Thank you.

MASONIC FELLOWSHIP OF NEWBURGH LOT LINE CHANGE (04-01)

George Zoutis, L.S. appeared before the board for this proposal.

MR. PETRO: Masonic Fellowship of Newburgh, existing 6 lot subdivision to be re-configured to three lots. We looked at this I think two weeks ago.

MR. ZOUTIS: I'm George Zoutis, I'm the land surveyor on the project.

MR. PETRO: Plan involves combination and rearrangement of lot lines to convert five existing lots into three reconfigured lots. Plan was previously reviewed at the 28 January, 2004 planning board meeting. C zone, bulk information on the plan is correct for the zone with the exception of one correction, permitted height is 12" per foot to lot line. That could be a subject to.

MR. EDSALL: I missed that one last time, George.

MR. PETRO: Plan appears to require some correction to accurately reflect properties line. The applicant's surveyor should check the following.

MR. EDSALL: That's, no, I'm sorry, that's an old comment. It's all resolved.

MR. PETRO: Eliminate number 2.

MR. ZOUTIS: The mathematics and the layout of the subdivision haven't changed since Mr. Coppola's office gave the presentation. Mark had some concerns just to make the plan more clear and clean it up which I believe I addressed everything.

MR. EDSALL: Everything that I asked George to correct has been corrected, the only thing I missed on the first review was the four inch per foot versus the 12

inch, which is basically just the way the newer code reads, everything else they've addressed.

MR. PETRO: Mark, I want to go over just to get it into the minutes the sewer line, I think there's an existing easement and/or what's the right word, an agreement between the landowners that other property owners could tie in because it goes all the way up the lane.

MR. EDSALL: When George and I met about this, there's apparently no record of any recorded easement and the approach we took is that when and if it's going to be used by other than the single property owner that that's currently using it which would likely be when they come back in for the site plan, at that point, they're going to have to resolve it, create any necessary easements. George pointed out he's not even quite sure if there is an additional manhole, if in fact it goes out into the access road and then up the hill. So rather than have wrong information on the plan, we agreed that it doesn't affect this lot line change, take it off, they just have to resolve it by the time they come back.

MR. ZOUTIS: That would be something for them to work out.

MR. ARGENIO: To benefit the lower parcels, right?

MR. EDSALL: Right now, the sewer line only serves Baker, it's a huge lateral is what it comes down to.

MR. ZOUTIS: At some point in time we're not sure where it crosses onto Baker's property and that's something for the site for them to resolve at the site plan, it doesn't, it wouldn't affect the requirements for the subdivision itself that we're doing.

MR. PETRO: I understand that but I hate to see it not get into the minutes and not get resolved and Parcel A

have to come all the way down the lane on a separate sewer lateral, come all the way down when you have it all the way on top already.

MR. LANDER: Is it on the plan? Am I missing that?

MR. PETRO: No, but you see the lane going up, there's a sewer easement I've seen on a different plan, I don't see it on this one, but I don't think they're exactly sure I guess where it crosses and hits, Mr. Baker's already tied into it, if you see easement to the Baker parcel, that's the road itself. Well, it's there, I know it's there, I've talked to a number of people, I just want to make sure that all the people involved can utilize it and we can do that when we get to the site plan. It doesn't affect the subdivision because regardless Parcel A still can come down to the road and tie in, so I don't want to hold up the subdivision because in reality, it's not for us to say that they have to give this fella but it could be resolved, it would be very good for his planning to get it resolved and on the site plan. So we're in agreement with that?

MR. BRESNAN: Yes.

MR. PETRO: Just makes common sense, right? The planning board may wish to make a determination under SEQRA process. So motion for negative dec.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a negative declaration under the SEQRA process for the Newburgh Masonic Fellowship lot line change on Route 32. Any further from the board members? If not roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Entertain a motion for final.

MR. ARGENIO: Motion for final approval for the Newburgh Masonic Fellowship lot line change Route 32.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare final approval for the Newburgh Masonic Fellowship lot line change Route 32. Any discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

CORRESPONDENCE:

MEADOWBROOK ESTATES (01-42)

MR. PETRO: Meadowbrook Estates, request for extension of preliminary approval.

"I'm writing on behalf of the Landmaster Community Development, the applicant, to formally request that the planning board grant an extension of preliminary approval for the above-referenced subdivision granted by your board on September 10, 2003. Due to the size and scope of the project, it will take a considerable amount of time to process the application, therefore, I'm asking for six additional months. John C. Cappello." Any reason why not, Mark?

MR. EDSALL: No, I'd suggest that you even extend six months from the time that it would have expired which would be six months from the September 10th.

MR. PETRO: Motion for six month extension.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: motion has been made and seconded that the New Windsor Planning Board grant six month extension to the Meadowbrook Estates request for preliminary approval, extension of. Any further discussion from the board members? If not, roll call. Myra, you'll set up the six months from the expiration date. Roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE

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MR. PETRO

AYE

DISCUSSIONRPA

MR. EDSALL: RPA's current construction operations off Route 32, question has been raised relative to the fences that surround the storm water basins. The detail that Mr. Shaw submitted to us has the fence just inside the top of the berm on the down slope portion, they're asking if it can be relocated to the very top. And I tend to agree with him because down the hill it's going to collect debris and effectively you'll lose part of the 4 foot sooner or later and it will compromise the height. So if no one has any problem, I'll work with him to revise that. It's all black vinyl coated so visually it will be okay. Their intent was so it wasn't as visually offensive, but the material they're using it shouldn't be, I think it's safer.

MR. PETRO: You'll take care of that?

MR. EDSALL: Okay. That's it.

AGENDA

MR. SCHLESINGER: Two things, number one, Myra, I think we all admire you and love you but I don't think the next meeting is on February 28, Saturday night.

ALCO

MR. SCHLESINGER: And number 2, I don't know whether it's in our auspices or whether you noticed it, I have been meaning the talk to you about it, but right by the deli, what's the name of the place that does all the hydraulic work?

MR. LANDER: Alco.

MR. SCHLESINGER: Are they required to have a fence around there? It looks horrible.

MR. ARGENIO: Right next to the Thruway.

MR. SCHLESINGER: Across the street from John's building.

MR. PETRO: Used to be Stillwag's.

MR. ARGENIO: There's some awful keen looking faces over at the other table, they have something to say, I'd like to hear what they have to say.

MR. SCHLESINGER: I saw a paver in his yard and not putting it together, I happened to speak to him, I said oh, you're paving, you're going to pave the front? Little did I know he was just repairing it. He says no, no, I'm just repairing it, I don't want to pave the front because he drops all the oil.

MR. LANDER: Where does the oil go?

MR. SCHLESINGER: I understand, that's the other thing we can get to, but he, just from anesthetic point of view, it looks horrible and, you know, and while we're on that issue too, you guys are looking at me as if I should keep quiet.

MR. ARGENIO: They have something to say about the subject, go, go, go.

MR. EDSALL: No, we're just discussing whether or not we believe there's any site plan to go back on, it's so old, we don't think there's even a site plan that we can review.

MR. SCHLESINGER: Okay and parking area for the public is supposed to be paved which I assume it is.

MR. EDSALL: Send the fire inspectors over there.

MR. BABCOCK: They had to have an inspection, they just did 207, did you get inspections over there?

MR. SCHLESINGER: On 207, fire department, yeah.

MR. BABCOCK: Yeah, so they had to just go through there, let me find out, maybe they've addressed it.

CASEY MANNS

MR. SCHLESINGER: By the entrance to the airport, the house across the street, two or three cars, across the street.

MR. LANDER: Casey Manns' house.

MR. PETRO: That's always a problem, we've had that in here several times.

MR. EDSALL: The residence next to Park, Fly and Drive.

MR. LANDER: Right, well, that, it goes back to the trailer park right there, I think.

MR. BABCOCK: Bivona Lane.

WINDSOR CREST

MR. ARGENIO: Regarding that fence business at the Windsor, what's the condo just south?

MR. LANDER: Windsor Crest.

MR. ARGENIO: They did a nice job hiding the fence with all the landscaping, it's nice but you don't even know there's a fence. I have nothing else. Thank you.

MR. PETRO: Motion to adjourn?

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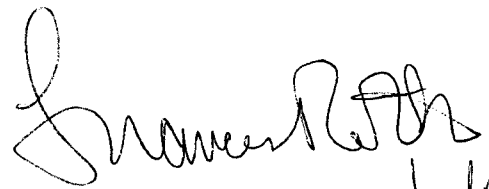
MR. ARGENIO: So moved.

MR. LANDER: Second it.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

Respectfully Submitted By:


Frances Roth
Stenographer

2/12/04